

# \$727,700 - 212 Cove Way, Chestermere

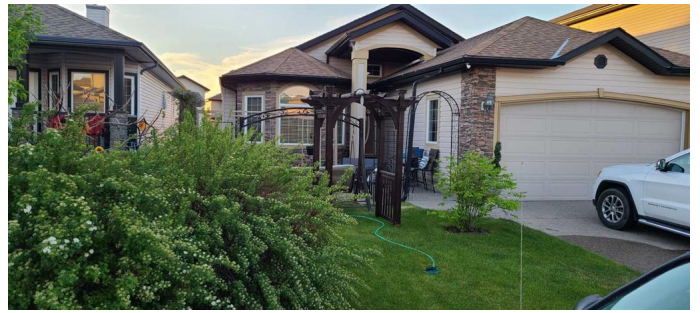
MLS® #A2191110

**\$727,700**

5 Bedroom, 3.00 Bathroom, 1,559 sqft  
Residential on 0.12 Acres

The Cove, Chestermere, Alberta

OPPORTUNITY Knocks! This Elegant Custom-Built home located on the COVE of Chestermere Lake just a 2 min walk to the SECLUDED COVE BEACH, Pickle Ball/Tennis court & off leash dog park! This WALK-OUT bungalow with IN-FLOOR HEAT boasts almost 3000 Sq ft of living space & backs on a beautiful green space with miles of walking paths interconnected to the Western headworks Canal Pathway for biking/hiking enthusiasts! The aggregate walkway & steps lead into a stylish entry with a designer in-lay porcelain tile. Beautifully unique 'TIGERWOOD' HARDWOOD FLOORS lead to the gorgeous kitchen with 39â€• UPPER MAPLE CABINETS & large island seating 5 people comfortably & featuring timeless 'top of the line' GRANITE countertops & designer pendant lighting! Oversized CORNER PANTRY! Two sunny skylights! Stainless Steel appliances with built-in wall oven, microwave & cook-top stove. Bright Cozy Eating Nook with sliding doors to a fully covered upper deck for year-round BBQâ€™s & future staircase access! Gorgeous 3-WAY FIREPLACE with stone tile warms up the eating nook & Living room! GRAND VAULTED Ceilings highlight the large Great room with Bight Bay Window overlooking the greenspace! Knockdown Ceilings on both levels! Primary bedroom is spacious with Vaulted ceiling & will easily accommodate a King size bed! The ensuite includes a corner jetted tub, stand alone shower & is conveniently located next to a



spacious walk-In Closet & built-in vanity table!  
Enjoy the sunny large sized Den or Dining space with Bay window, that subject to city permit approval, could easily convert into a 3rd upper bedroom. The 2nd bedroom boasts two closets & is next to the well-appointed half bath with room to add a tub shower with permits & subject to city approval. MAIN FLOOR WALK-IN LAUNDRY with CORNER SINK... great for giving Fido a bath! Enjoy the sunny front yard patio! The Lower level has an abundance of large bright windows, separate entrance door that leads to an expansive concrete patio. Rare Cozy In-slab Heated Floors & 9â€™™ ceilings for a spacious feel! This home features an Illegal Suite with a convenient second Kitchen featuring a large counter, fridge, microwave & walk-in pantry. Recently FULLY SERVICED FURNACE, Super Large Family Room area, large enough for pool table, with Green Space View & Corner Fireplace! RI wiring for sound. There are 3 large bedrooms with 2 oversized closets & a 4 pce bathroom with soaker tub shower combo. Finally, the second laundry space that accommodates a full-sized washer dryer is next to the utility room. Walk to shopping, restaurants or Timmy's and only 5 min drive to the boat launch, Indoor arena or Golf Course! Approx. 20 min to Stony Trail, Deerfoot trail & 25 min to Down Town Calgary! Donâ€™™t miss your OPPORTUNITY to make this gorgeous property your Home! Call today!

Built in 2006

### **Essential Information**

MLS® #	A2191110
Price	\$727,700
Bedrooms	5
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,559
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	212 Cove Way
Subdivision	The Cove
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X1V4

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Closet Organizers, Crown Molding, Stone Counters, Central Vacuum, Jetted Tub, Separate Entrance, Vaulted Ceiling(s), Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings, Electric Cooktop, See Remarks
Heating	Forced Air, Natural Gas, Fireplace(s), In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Great Room, Mantle, Tile, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Courtyard, Awning(s), Lighting
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Lot Description	Back Yard, Landscaped, Backs on to Park/Green Space, Greenbelt
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 7th, 2025
Days on Market	35
Zoning	R1

### **Listing Details**

Listing Office	Graham Realty Inc.
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